



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: June 1, 2021

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Jim Feeney, Bob Jefferson, John Maher, Greg Walters, Bill Hayner, Mike Rademacher, Bret Lambert, Peter Martini

Guests: Steve Kirby, Chris Baryluk(Sydney Associates) Jeff Alberti, David Steeves, Josh Sydney, Miguel Peimental (Weston and Sampson)

The Chairman called the meeting to order at 7:00 PM.

TOWN YARD

Committee discussion largely centered on the question of whether or not Leeds Silver certification should be pursued for buildings A and B and whether the town bylaw required same. Mr. Steeves presented information on the projected cost of pursuing this certification which he estimated at \$75,000. If same was to be pursued for these buildings then they would have to be registered with Green Building Council; Commodore would have to be advised so that their submittals would reflect this determination and a commissioning agent brought on board. Mr. Steeves stated that it was his view that it was borderline whether or not the renovations of these building qualified as major as required by the bylaw in order to trigger the Leeds requirement. A lengthy and spirited discussion amongst committee members ensued. Those opposed to seeking such Leeds Silver certification pointed to language at the end of the bylaw to the effect that the PTBC may choose not to pursue such certification if do so was “otherwise inappropriate” gave the committee leeway to not pursue it given that the price was so high. Mr. Sydney supported this viewpoint stating that these funds could be spent for better project purposes. It was also pointed out that the expenditure of these additional funds would not necessarily ensure certification. Proponents of the certification suggested that the committee was bound by the requirements of bylaw in that the town had determined by passing the bylaw that Leeds Silver certification was required and that the increased funds expenditure was insufficient reason to disqualify such pursuit as “otherwise inappropriate.” They also believed that the renovation of at least Building A had to qualify as “major” thus triggering the dictates of the bylaw. After further discussion Maher made the following motion:

“The PTBC finds that Leeds Silver certification, given the design features already incorporated into buildings A and B, and given the uncertainty of achieving Leeds Silver status, then the financial cost

of pursuing same make it inappropriate to attempt to obtain said silver status”. This motion failed for want of a second and discussion continued.

Whereupon Mr. Reedy made the following motion which was seconded by Martini: “After due consideration the PTBC finds the Leeds certification for Building B is inappropriate due to the fact that the planned renovation of this building does not qualify as major as contemplated by the bylaw.” The motion passed with all in favor except Walters after a roll call vote.

Mr. Reedy then moved that “the PTBC direct the project team to proceed with pursuit of Leeds Silver certification for Building A” and this motion was seconded by Lambert. It passed on a roll call vote with Reedy, Lambert, Rademacher, Walters and Feeney in favor and Martini, Hayner, Maher and Jefferson opposed.

The following invoices were unanimously approved on roll call vote having been moved by Jefferson seconded by Hayner:

Intelligent Labor = \$12,947 (move out occupants from building A).

Specialized Cable Solutions = \$5,460 (tel/data at 23 Maple temp office).

SPM = \$24,099

CENTRAL SCHOOL

Mr. Kirby gave an update on the progress of the work. Framing of the handicap lift is ongoing as is the ceiling grid work. Roofing, electrical, HVAC, drywall and patching work is also ongoing. KSR has a new project manager. The Eversource power issue is still outstanding. A brief review of the budget was had which shows a balance in the contingency now down to \$31,000 but with many of projected additional costs already incorporated. Mr. Feeney has met with Mr. Sterling and the latter will make a proposal as to how to move forward on outstanding architect time issues.

HOUSEKEEPING

The minutes of the May 18, 2021 meeting were unanimously approved on a roll call vote having been moved by Jefferson seconded by Feeney.

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 8:50 PM and it was unanimously voted.

Respectfully Submitted,
John F. Maher, Clerk